



**18 Godstone Road, Caterham,
Surrey CR3 6RA**

**Class E / Retail / Office
Ground & Lower Ground Floors**

TO LET

PROPERTY SUMMARY

- Ground & Lower Ground Floor Class E / Retail / Office premises
- Excellent town centre location, close to all amenities
- Immediately available on new lease
- Close to M25 Junction 6 and Caterham Railway Station
- Rear Service Road, access and parking
- Total net internal area 820 sq.ft (76.18 sq.m)
- Rent £14,650 per annum

LOCATION

The premises occupy an excellent location within the centre of Caterham Valley close to a wide selection of shops, restaurants and local amenities. Caterham benefits from good road and rail connections with Junction 6 of the M25 close-by at Godstone. There is a mainline Railway Station within easy walking distance providing regular services to Croydon and London. There is free parking along Godstone Road and Croydon Road as well as within Church Walk Shopping Centre.

DESCRIPTION

The property comprises a Class E / Retail / Office unit arranged over ground and lower ground floors. The ground floor has been fitted out to a good standard with a modern aluminium framed shop front, laminate flooring, air-conditioning, recessed ceiling spotlights and good decorations. There is a staircase at the rear of the ground floor providing access to the lower ground floor. The lower ground floor also has a separate access from the rear and comprises a front storage area, middle office / store and a rear kitchen and toilet. The property benefits from a rear access and loading area, including the right to park two vehicles.

ACCOMMODATION

The accommodation and floor areas are as follows:

Accommodation	Sq.ft	Sq.m
Ground Floor	437	40.60
Lower Ground Floor	383	35.60
Total	820	76.18

Outside – There are 2 parking spaces at the rear.

TERMS

The premises are available to let on a new full repairing and insuring lease, for a term to be agreed at a rent of £14,650 per annum.

VAT All rents and prices are quoted exclusive of VAT, if applicable.

BUSINESS RATES

The Valuation Office Agency Website describes the property as “Shop & Premises” and advises that the 2026 Rateable Value is £9,900 The current UBR is 49.9 pence in the £. Further enquiries to Tandridge District Council.

EPC To be assessed

COSTS Each party is to bear their own legal costs.

For further information or to view please contact

Chris Richards MRICS Tel: 01737 222835

Email: chris@raynerscommercial.com



DISCLAIMER

Richards & Co (UK) Ltd trading as Rayners Commercial, for themselves and for the sellers or owners of this property, whose agents they are, give notice that (i) the particulars and any further information communicated to potential purchasers of the property, or their advisers are provided solely for the purpose of assisting potential purchasers or tenants in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property; (ii) all descriptions, dimensions, photographs, references to condition and necessary permissions or licences for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars. However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Richards & Co (UK) Ltd, the seller(s) or owners of the property or any of their respective, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale or letting of the property. No person in the employment of Richards & Co (UK) Ltd or the vendor(s) or owners has authority to make or give any representation or warranty, express or implied, in relation to the property. Richards & Co (UK) Ltd include any joint agents acting with Richards & Co (UK) Ltd. The price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.